

# FOR SALE OR LEASE

RETAIL/OFFICE/RESTAURANT BUILDING IN THE HIGHLANDS



**1328 BARDSTOWN RD.**  
LEXINGTON, KY 40515

 BLOCK+LOT

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# 01: EXECUTIVE SUMMARY

1328 BARDSTOWN RD.



## PROPERTY DESCRIPTION

Retail, Office, or Restaurant opportunity in the heart of The Highlands Entertainment District. The space has excellent visibility on one of the most vibrant blocks of Bardstown Road. The property offers a high-visibility retail/restaurant space on Bardstown Road and a  $\pm 1,500$  SF apartment within the building. Ideal for owner-operators or investors seeking strong exposure with supplemental residential income.

## PROPERTY HIGHLIGHTS

- Prime location in the heart of The Highlands Entertainment District with exceptional visibility and steady foot traffic along Bardstown Road
- Flexible retail, office, or restaurant space suited for a wide variety of high-demand uses
- Purchase includes a +/- 1,500 SF apartment, ideal for owner-occupancy, live/work setup, or additional rental income

**FOR SALE:**  
**5,000 SF**  
**\$1,750,000**

**FOR LEASE:**  
**3,510 SF**  
**\$25 PSF+NNN**

# 02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS



1328 BARDSTOWN RD.

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# 03: LOCATION INSIGHTS

SURROUNDING AMENITIES  
1328 BARDSTOWN RD.

